

STOCK ISLAND  
**SAFE HARBOR/PORT AREA AND MALONEY AVE./FIFTH AVE. CORRIDORS**  
**ALTERNATIVE CONCEPTS AND STRATEGIES**

February 15, 2005 – 6:00 pm to 8:00 pm



**About the Harbor Preservation/Redevelopment Area and Corridor Enhancement Plan**

The plan is intended as a guide for the future redevelopment and enhancement of the Safe Harbor/ Peninsular areas, and the corridors that connect these areas to the community and to the rest of the Keys. This study is one of several interrelated planning efforts either underway or about to begin, including the Livable CommuniKeys Master Plan for Stock Island and Key Haven, and the US-1 Corridor Enhancement study for MM 2-4. The intent of the plan is to articulate the community's long-term aspirations for the harbor area into physical forms, and ultimately, to translate these into the actions and tools necessary to implement the community's preferred concept.

**Purpose of Meeting**

The purpose of this meeting is to present and receive comments and suggestions from the community on the Alternative Land Use, Development, and Corridor Enhancement concepts. The alternative concepts have evolved from the analysis of existing conditions, constraints, and opportunities in the study area, as well as from ideas, thoughts, opinions, and aspirations expressed by all segments of the community. The concepts intend to create logical relationships among land uses, make the highest and best use of existing and potential properties, and strengthen the sense of community identity.

**Expected Outcome**

Input received at this meeting will be considered in developing a "preferred" set of concepts, which may reflect a combination of elements from the different alternatives, or the fine-tuning of a specific alternative. The preferred concepts will serve as the framework for actions and strategies to be pursued by the County related to zoning, land development regulations, Comprehensive Plan amendments (if needed), funding, and partnerships necessary to achieve the desired objectives.

**Some Useful Definitions**

- **Boatyard:** A facility whose function is the construction, repair, or maintenance of boats, which may include provisions for boat storage and docking while awaiting service. ("Marine Industries Association of South Florida Master Plan" pg. 27)
- **Commercial fishing:** means the catching, landing processing or packaging of seafood for the commercial purposes, including the mooring and docking of boats and/or the storage of traps and other fishing equipment and charter boat uses and sport diving. (LDR Definitions Sec. 9.5-4)
- **Dock or Docking Facility:** means a fixed or floating structure built and used for the landing, berthing, and/or mooring of vessels or water craft either temporarily or indefinitely. Docking facilities include but are not limited to wharves, piers, quays, slips, basins, ramps, posts, cleats, davits, piles or any other structure or attachment thereto. For the purposes of this chapter docks shall not include "water access walkways" as defined below in this section. (LDR Definitions Sec. 9.5-4)
- **Fish Houses:** Defined as commercial establishments that buy and sell, at wholesale and/or retail, seafood products, bait, ice, fuel, and other products and services required by the commercial fishing industry. (LDR Definitions Sec. 9.5-4)
- **Marina:** means a facility for the storage (wet and dry), launching and mooring of boats together with accessory retail and service uses, including restaurants and live-aboards, charter boat and sport diving uses, except where prohibited, but not including docks accessory to a land-based dwelling unit limited

to the use of owners or occupants of those dwelling units. (LDR Definitions pg 791). [Also **Commercial Marina**: a business providing for a fee docking facilities or moorings for boats and accessory service and facilities such as boat sales, rental and storage, marine supplies and equipment, marine engine and hull repairs, construction and outfitting of pleasure craft, fuel and oil, electricity, fresh water, ice, shower and laundry facilities, and on-premises restaurant. ("Marine Industries Association of South Florida Master Plan" pg. 27)]

- **Maritime Industries District (MI)**: The purpose of the MI District is to establish and conserve areas suitable for maritime uses such as ship building, ship repair and other water dependent manufacturing and service uses. (*\*Stock Island Safe Harbor area is all within the MI District*) (LDR Sec. 9.5-221)
- **Mixed Use District (MU)**: The purpose of the MU district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys. (*\*Peninsular area is within the MU District*) (LDR Sec. 9.5-219)
- **Port facility**: Harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping. (FAC 9J-5.003 Definitions)
- **"Traditional" Working Waterfront**: A working waterfront with commercial fishing and workboat repair yards, seafood processing and fish-house facilities that are not part of a commercial port and may represent a part of Florida's history and culture threatened by urban development and market forces (Joint Center for Environmental and Urban Problems, "A Profile of Working Waterfronts," Executive Summary pg. iv)
- **Water dependent facility (also water-exclusive facilities)**: A use that is functionally dependent on actual access to open waters (LDR Definitions Sec. 9.5-4)
- **Water-dependent uses (also water-exclusive uses)**: Uses or activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply. (FAC 9J-5.003 Definitions)
- **Water-enhanced uses**: Uses or activities that have no critical dependence on obtaining a waterfront location, but whose profitability and/or the enjoyment level of its users would be increased significantly if the use were adjacent to, or had visual access to, the waterfront. (New York Coastal Management Program, Sec. 2). Water-enhanced uses do not require a waterfront location in order to function, but they are often essential to the efficient functioning of water dependent uses and can be an essential contributing factor to their economic viability. Further, water-enhanced uses often increase the public's enjoyment of the waterfront. A water-enhanced use can take the form of a commercial business or a public facility. Examples include: marine services; boat repair; bait and tackle shops; water view restaurants; and waterfront parks.
- **Water-related uses**: Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. (FAC 9J-5.003 Definitions).
- **Waterfront access**: Encompasses public or private-owned water dependent facilities that are available to the public, including marinas, mooring fields, boat yards, boat ramps, and commercial fishing support marinas. It does not include "ports" or military waterfronts. (Florida Senate Committee on Community Affairs, "Working Waterfronts" pg. 1, footnote 4)